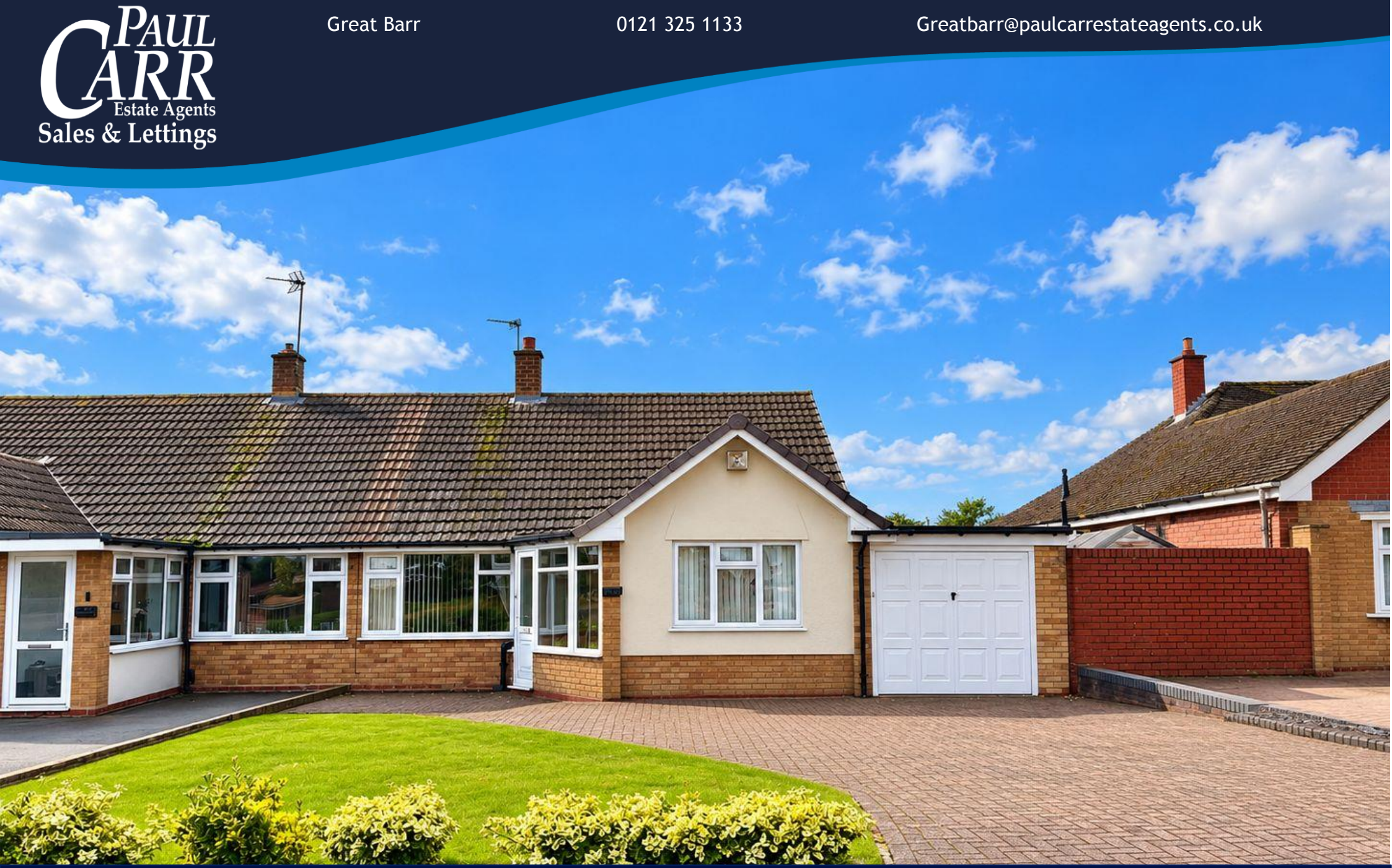
PAUL CARR Estate Agents Sales & Lettings

Great Barr 0121 325 1133 Greatbarr@paulcarrestateagents.co.uk



Whitecrest, Great Barr
Birmingham, B43 6EW

£310,000

THREE BEDROOM SEMI-DETACHED BUNGALOW | SUBSTANTIAL PLOT | CHAIN FREE | FREEHOLD | INTEGRAL GARAGE | CONSERVATORY

Situated on the highly sought-after Whitecrest Estate in Great Barr, this well-proportioned three-bedroom semi-detached bungalow occupies a substantial plot and offers excellent potential for a buyer looking to create a comfortable home in a popular residential location.

The property is offered chain free and freehold, providing a straightforward purchase and representing an excellent opportunity for a range of buyers. Approached via a block-paved driveway, the property benefits from ample off-road parking and access to the integral garage, providing useful additional storage or potential for a variety of uses, subject to any necessary permissions.

Upon entering, the secure porch provides a practical entrance before leading into the main accommodation. The spacious living room offers a comfortable central reception space, with plenty of natural light and flexibility for a range of furniture arrangements. The kitchen is well equipped with a selection of fitted wall and base units, built-in appliances and additional space for freestanding appliances. The layout provides a practical cooking and preparation area with scope for a new owner to personalise the space to their own taste.

The bungalow provides three bedrooms, including a generous master bedroom which benefits from useful built-in storage, helping to maximise the available floor space. The additional bedrooms provide excellent versatility and could be used as guest accommodation, a home office or additional living space depending on the buyer's requirements. The family bathroom provides the essential facilities, while to the rear of the property is a particularly useful conservatory, creating an additional reception area with views and access towards the garden. One of the property's standout features is the substantial rear garden.

The garden provides an excellent amount of outdoor space and extends into a further section, offering considerable potential for gardening enthusiasts, families or those looking to make the most of the property's generous plot. Overall, this is an exciting opportunity to acquire a three-bedroom semi-detached bungalow on a substantial plot in a sought-after Great Barr location.

With its generous accommodation, integral garage, conservatory, extensive rear garden, off-road parking and chain-free status
Early viewing is highly recommended to appreciate the space and potential on offer.

Tenure: We can confirm the property is Freehold.
Council Tax Band: We can confirm the Council Tax Band is C payable to Sandwell Council.

Services Connected: mains electricity, gas ,water and drainage
Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133 or via Greatbarr@paulcarrestateagents.co.uk



Kitchen Area
2.81m (9'3") x 2.62m (8'7")

Living Room
4.48m (14'8") x 3.28m (10'9")

Bathroom
2.40m (7'10") x 1.87m (6'2")

Bedroom 1
4.49m (14'9") x 3.74m (12'3")

Bedroom 2
3.10m (10'2") x 2.82m (9'3")

Bedroom 3
8' 8" x 10' 1" (2.63m x 3.08m)

Conservatory
2.65m (8'8") x 2.23m (7'4")

Integral Garage
5.70m (18'8") x 2.74m (9')







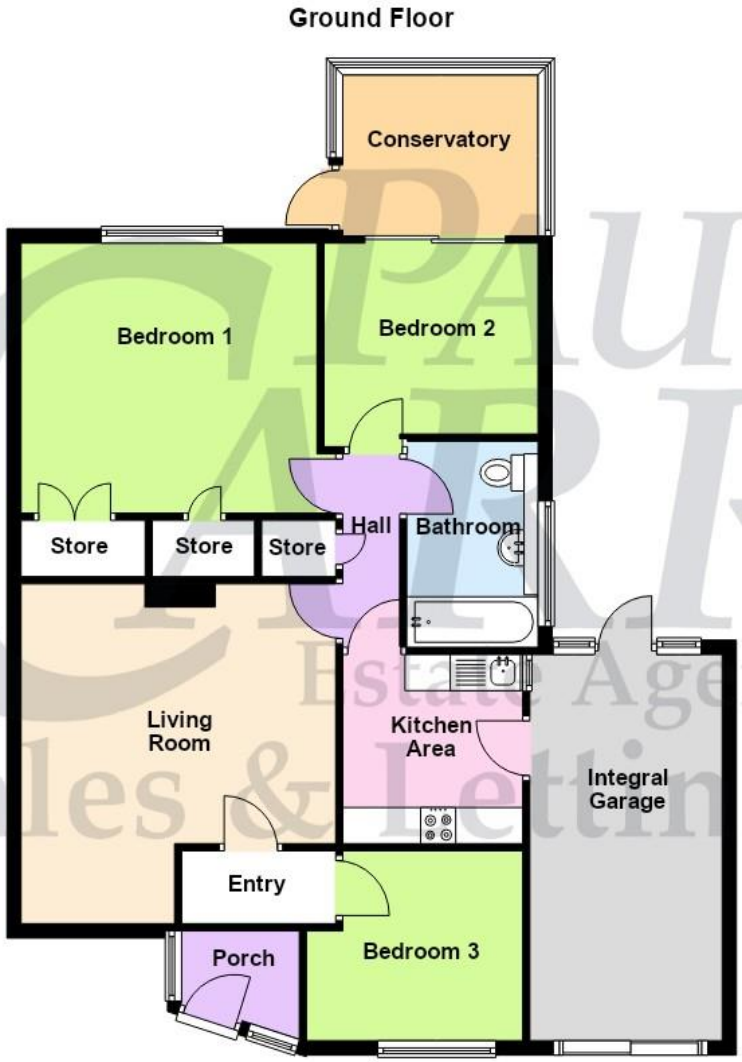






Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



Map Location













Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.